

UCLA Extension

Four Seminars for Fall 2005

Part of a continuing series of specialized seminars in land use, environmental law and planning, and public finance.

uclaextension.edu/publicpolicy

MCLE AND CPDP CREDIT PROGRAMS

Public Policy Programs



The Subdivision Map Act: An Introduction and 2005 Update

Friday, September 16

Los Angeles, California (UCLA Campus)

Planning and Zoning: Regulation and Practice

Friday, September 23

Los Angeles, California (Westwood Village)

New Seminar

Integrated Watershed Planning and Implementation— The Art and the Science

Friday, October 7

Los Angeles, California (Westwood Village)

Two-Day Intensive Workshop

NEPA: Policies, Procedures, and Practices (National Environmental Policy Act)

Wednesday & Thursday, November 16 & 17

Downtown Los Angeles, California

The Subdivision Map Act: An Introduction and 2005 Update

FRIDAY, SEPTEMBER 16, 2005

UCLA CAMPUS PUBLIC POLICY BUILDING
LOS ANGELES, CALIFORNIA (WESTWOOD)

The Subdivision Map Act is one of California's most powerful land use laws. This one-day seminar provides an in-depth review of the basic provisions of the Map Act and other California laws that govern the subdivision of land.

This seminar identifies the basic authority and limitations applicable to local governments, and addresses the protections afforded to project applicants. It also provides specific focus on implementation issues and highlights relevant legislative changes and court cases during the past year.

WHO SHOULD ATTEND

Public and private sector planners, planning commissioners, landowners, developers, builders, engineers, land surveyors, attorneys, and others interested in land use and development issues.

TOPICS INCLUDE:

- **When Is a Map Required?**
 - Defining a "subdivision"
 - Lot line adjustments and other exceptions
- **Map Processing: Strategic Considerations**
 - Procedures for parcel, tentative, and final maps
 - Life and death of a tentative map
 - Map extensions
 - The Permit Streamlining Act: how it applies
- **Vested Rights: The Search for "Certainty"**
 - "Common law vesting"
 - Vesting tentative maps
 - Practical considerations: the limits of vesting
- **Conditions to Map Approval**
 - Imposing exactions through the Map Act
 - Other sources of exactions
 - Relationship to CEQA and project mitigation
- **Required Findings for Map Approval and Denial**
 - Grounds for approval or denial
 - Drafting defensible findings
- **Subdivision Improvement Agreements and Security**
- **Remedies for Violating the Map Act and Local Ordinances**
- **Certificates of Compliance**
- **Challenging a Map**
 - Appeals
 - Litigation issues
- **Summary of Recent Legislation and Court Cases Affecting Subdivisions**

SEMINAR LEADERS

Thomas Jacobson, AICP, JD, is Professor of Environmental Studies and Planning, and Director of the Institute for Community Planning Assistance at Sonoma State University. He is also an attorney and planning consultant to public agency and private sector clients on land use law and planning matters.

Larry Wiener, JD, is a partner with Richards, Watson & Gershon in Los Angeles, specializing in land use law, infrastructure financing, and CEQA. He provides legal counsel to city councils, planning commissions, and redevelopment agencies. He serves as city attorney to Beverly Hills and Hidden Hills.

DATE, TIME, AND LOCATION

Friday, September 16, 2005

9 am-4:30 pm

(Registration and refreshments begin at 8:15 am.)

**UCLA Campus Public Policy Building
Room 1234**

Los Angeles, California

(310) 825-7885

FEES AND CREDIT

\$275/\$300 Reg# R5232N

(\$275 fee for enrollments postmarked, phoned in, or faxed by September 2; \$300 thereafter)

Fee includes course materials and refreshments. For lunch, there is a food court within walking distance.

Participants receive the *Subdivision Map Act Manual* by Daniel J. Curtin, Robert E. Merritt, and Lisa D. Weil (Solano Press, 2003 edition) plus a notebook of additional materials.

CEU Noncredit Program

Law 853 0.6 CEU

***MCLE Credit Program: 6.0 hours**

****CPDP Credits: 6.0 hours**

Planning and Zoning: Regulation and Practice

FRIDAY, SEPTEMBER 23, 2005

UCLA EXTENSION LINDBROOK CENTER
LOS ANGELES, CALIFORNIA (WESTWOOD VILLAGE)

This seminar examines the major land use laws and planning practices affecting California cities and counties, project applicants, and community residents. Basic provisions of state law are examined, including an update on recent court decisions and legislative changes from Sacramento. The seminar highlights practical “how to” techniques of planning practice, and cross-relates the wide range of subjects making up local land use planning and regulation in California.

As growth continues in California, up-to-date knowledge of land use and planning is critical to all parties involved and concerned with both land development and conservation.

WHO SHOULD ATTEND

Planning commissioners, elected officials, planning staffs, consultants, land use and real estate attorneys, developers and other project applicants, community advocates, and others working with cities and counties.

TOPICS INCLUDE:

- **Overview and Background**
 - The “police power” and land use
 - Statutory framework for planning and zoning law
 - How planning decision making is structured
 - Land use initiatives: direct policymaking by the voters
 - Planning and boundary issues: influence and expansion
- **General and Specific Plans**
 - Legal requirements
 - Scope and meaning of the “consistency” requirement
 - General plans and local politics
 - Key new concepts now being incorporated into general plans
 - Sustainability and community indicators
 - New “urbanism” and “smart growth”
 - Water and development planning
 - Urban design considerations
 - The ongoing housing battles
- **Zoning**
 - Structure of the zoning ordinance
 - Discretionary land use approvals
 - Variance practice
 - Making findings
 - Regulating non-conforming uses
 - Incentive-based zoning
 - Overlay zones
 - Suburban placemaking
 - Remaking malls
 - Regulating “formula businesses”
 - Religious land uses
 - Second units
 - Zoning and the digital age
 - Inclusionary housing requirements

■ **Property Rights and Takings**

- What is a taking, anyway?
- Tests for when a taking has occurred
- When is delay a taking?
- New U.S. Supreme Court decisions

■ **Traffic and the Development Approval Process**

- How the money flows
- The politics of traffic studies

SEMINAR LEADERS

Thomas Jacobson, AICP, JD, is Professor of Environmental Studies and Planning, and Director of the Institute for Community Planning Assistance at Sonoma State University. He is also an attorney and planning consultant to public agency and private sector clients on land use law and planning matters.

Mark Winogrond, FAICP, is a strategic land use consultant to public, academic and nonprofit organizations. He was previously Chief Administrative Officer of Culver City, and community development director for three Southern California cities.

DATE, TIME, AND LOCATION

Friday, September 23, 2005

9 am-4:30 pm

(Registration and refreshments begin at 8:15 am.)

UCLA Extension Lindbrook Center
10920 Lindbrook Drive, Room 204
Los Angeles, California (Westwood Village)
(310) 794-3176

FEES AND CREDIT

\$275/\$300 Reg# R5107N

(\$275 for enrollments postmarked, phoned in, or faxed **by** September 9; \$300 thereafter)

Fee includes course materials and refreshments. For lunch, Westwood Village has several moderately priced restaurants within walking distance.

Participants receive *Curtin's Land Use and Planning Law* by Daniel J. Curtin and Cecily T. Talbert (Solano Press, 2005 edition) plus a notebook of additional materials.

CEU Noncredit Program
Urban Planning 864 0.6 CEU

*** MCLE Credit Program: 6.0 hours**

****CPDP Credits: 6.0 hours**

New

Integrated Watershed Planning and Implementation—The Art and the Science

FRIDAY, OCTOBER 7, 2005

UCLA EXTENSION LINDBROOK CENTER
LOS ANGELES, CALIFORNIA (WESTWOOD VILLAGE)

This seminar examines the elements of watershed planning and implementation with a particular focus on the challenges of integration and implementation. Rather than solving a single water system problem, integrated watershed management looks at the breadth of watershed-related issues, including water quality, flood control, recreation, economic development, and habitat creation, then works to address all issues comprehensively.

WHO SHOULD ATTEND

Public and private sector planners, public works and special-districts officials, natural resources managers, attorneys, federal, state, and local agency staff, private developers and other project applicants, and consultants

TOPICS INCLUDE:

- **Principles of Integrated Watershed Management**
 - Basic watershed processes and their interrelated nature
 - Principles of long-term watershed management
 - Elements of successful watershed management frameworks
 - Integrated watershed management benefits
- **The Current Water Quality Regulatory Framework in California**
 - 303(d) list
 - Basin planning
 - Municipal storm water permits
 - TMDLs
- **Water Supply and Integrated Watershed Planning**
- **Habitat Restoration and Integrated Watershed Planning**
- **Generating Stakeholder Support**
 - Determining best group size
 - Identifying the critical players
 - Generating interest and ongoing involvement
 - Successful models
- **Moving Plans to Successful Implementation**
 - Funding for implementation
 - Role of operations and maintenance
 - Successful models
- **Top Ten Integrated Watershed Lessons Learned—The Art and the Science**

SEMINAR LEADERS

Catherine Tyrrell is Director of Water Quality Management at PSOMAS in West Los Angeles, with 20 years experience in water quality and watershed management. She previously was the Executive Director of the Santa Monica Bay Restoration Project (an EPA National Estuary Project) as well as the assistant executive officer of the Los Angeles Regional Water Quality Control Board. Most recently, Ms. Tyrrell served as Environmental Affairs Director for Playa Vista.

Mark Gold, D.Env., is Executive Director of Heal the Bay. He also serves on the City of Los Angeles Proposition O Citizen's Advisory Committee, the California Ocean Science Trust; and is Vice Chair of the Santa Monica Bay Restoration Commission; and Chair of the City of Santa Monica Environmental Task Force.

DATE, TIME, AND LOCATION

Friday, October 7, 2005

9 am-4:30 pm

(Registration and refreshments begin at 8:15 am.)

UCLA Extension Lindbrook Center

10920 Lindbrook Drive, Room 204

Los Angeles, California (Westwood Village)

(310) 794-3176

FEES AND CREDIT

\$275/\$300 Reg# R5241N

(\$275 fee for enrollments postmarked, phoned in, or faxed by September 23; \$300 thereafter)

Fee includes course materials and refreshments. For lunch, Westwood Village has several moderately priced restaurants within walking distance.

CEU Noncredit Program

Law 855.1 0.6 CEU

*** MCLE Credit Program: 6.0 hours**

****CPDP Credits: 6.0 hours**

Two-Day Intensive Workshop on the National Environmental Policy Act (NEPA): Policies, Procedures, and Practices

WEDNESDAY & THURSDAY,
NOVEMBER 16 & 17, 2005

UCLA EXTENSION AT THE JAPANESE AMERICAN
CULTURAL & COMMUNITY CENTER
DOWNTOWN LOS ANGELES, CALIFORNIA

The National Environmental Policy Act (NEPA) is one of our nation's most important environmental laws. It is a far-reaching law that applies to virtually all federal agencies and most of the public and private activities that they undertake or approve. NEPA's implementing regulations and hundreds of judicial decisions have dramatically changed the way federal agencies engage in planning and decision making. **Whether you work for the federal government, require a permit from a federal agency, undertake a federally funded project, or are concerned about the environmental impacts of a proposed federal decision, you need to know about NEPA.**

The key to successful compliance is mastering the policies, procedures, and practices of NEPA. By learning the ins and outs of the NEPA process and the requirements for preparing NEPA documents, professionals are more likely to achieve the objectives of this important law. Using a case-study approach, this workshop helps take the mystery out of NEPA compliance. Instructors cover the key procedural requirements in the environmental review process, the critical decision points necessary to comply with NEPA, and the appropriate documents to use for various types of federal actions.

WHO SHOULD ATTEND

Designed as a comprehensive introduction for persons new to NEPA and as a refresher and update for more experienced professionals. The course is beneficial to federal, state, and local agency staff and decision makers, attorneys, land developers and applicants for federal permits, consultants, environmental organizations, and interested citizens concerned about the environmental effects of federal decisions.

TOPICS INCLUDE:

- **NEPA's Legal and Regulatory Framework**
- **Key Steps in the Environmental Review Process**
- **Determining Which Document Is Appropriate for a Proposed Action**
 - Categorical exclusions
 - Findings of No Significant Impact (FONSI) and Mitigated FONSI
 - Environmental Impact Statements (EIS)
- **Determining the Appropriate Scope and Content of NEPA Documents**
- **Evaluating Direct, Indirect, and Cumulative Impacts**
- **Drafting Adequate, Feasible, and Effective Mitigation Measures**
- **Determining and Evaluating a Reasonable Range of Alternatives**
- **Environmental Justice: Considering Social Equity in NEPA Compliance**
- **Differences and Similarities Between NEPA and CEQA**

- **How to Integrate NEPA with Other Environmental Laws, Including:**
 - CEQA
 - Endangered Species Act
 - National Historic Preservation Act
 - Clean Water Act (particularly Sections 401 and 404)
 - Clean Air Act conformity requirements
- **Role of EPA and CEQ in NEPA**
- **Integrating NEPA into Federal Agency Planning and Decision Making**
- **Judicial Review of NEPA Decisions**
- **Tips to Ensure the Legal Adequacy of NEPA Documents**
- **Common NEPA Mistakes and How to Avoid Them**

WORKSHOP LEADERS

Ronald Bass, J.D., AICP, is a Regulatory Compliance Specialist with Jones & Stokes, a California-based environmental consulting firm. His education and experience are in both environmental planning and law. He is a co-author of *The NEPA Book* (Solano Press) and has taught numerous NEPA courses throughout the United States.

Kenneth M. Bogdan, JD, is Environmental Counsel and Principal at Jones & Stokes. He specializes in analyzing issues regarding compliance with NEPA, CEQA, the federal and state Endangered Species Acts, and Sections 401 and 404 of the Clean Water Act. Mr. Bogdan is also co-author of *The NEPA Book* and the *CEQA Deskbook* (Solano Press) and has taught numerous NEPA, CEQA, ESA, and Wetlands Regulation courses throughout California.

DATE, TIME, AND LOCATION

Wednesday & Thursday, November 16 & 17, 2005
9 am-4:30 pm

(Registration and refreshments begin at 8:15 am.)

Japanese American Cultural & Community Center
244 South San Pedro Street, Garden Room A
Los Angeles, California
(213) 628-9709

FEES AND CREDIT

\$475 Reg# R5108N

Fee includes course materials and refreshments. For lunch, the Cultural Center has several moderately priced restaurants within walking distance.

Participants receive the publication, *The NEPA Book* (Solano Press, 2001 edition), co-authored by the workshop instructors, and a notebook of additional materials.

CEU Noncredit Program
Law 854.1 1.2 CEU

* **MCLE Credit Program: 12.0 hours**

** **CPDP Credits: 12.0 hours**

General Information

GENERAL INFORMATION

Visitors are not permitted at these programs.
Registration or a reservation is required for all programs.

DIRECTIONS AND PARKING

Japanese American Cultural & Community Center
244 South San Pedro Street, Garden Room A
Los Angeles, California
(213) 628-9709

From the Pasadena Freeway (110 North), take the 5 South toward Santa Ana. From the Hollywood Freeway (101 South) and the 5 South, exit at Los Angeles Street. Head south and turn left on Second Street. From the Hollywood Freeway (101 North), exit at Alameda Street and turn left, then make a right on Second Street. Extension students should park in the Joe's Auto parking structure at 350 Second Street, adjacent to the Center. Parking is available for \$5. There also are commercial lots across from the Center on San Pedro Street and Second Street with rates currently ranging from \$4.50 to \$5 per day, subject to change.

UCLA Campus
Public Policy Building, Room 1234
Los Angeles, California (Westwood)
(310) 825-7885

From the San Diego Freeway (405), exit at Sunset Boulevard and head east, moving into the right lane. Make a right on Hilgard Avenue and another right on Wyton Drive to the parking kiosk. Purchase a daily parking permit for \$8 (ask the attendant to direct you to the Lot closest to the Public Policy Building). Please refer to <http://www.transportation.ucla.edu> for more detailed information on visiting the UCLA campus.

UCLA Extension Lindbrook Center
10920 Lindbrook Drive, Room 204
Los Angeles, California (Westwood Village)
(310) 794-3176

From the San Diego Freeway (405), exit at Wilshire Boulevard East toward Westwood Village; turn left at Gayley Avenue and turn right on Lindbrook Drive (the Center is on the corner of Lindbrook and Gayley). Parking is available in various commercial lots throughout Westwood Village. The lots closest to the Center are located on Lindbrook Drive, adjacent to the movie theater, and on Gayley Drive, directly adjacent to the Lindbrook Center. Allow time for parking.

TRANSIT INFORMATION

For more information on transit services to the Japanese American Cultural & Community Center, the UCLA Campus, or Westwood Village, call 800-COMMUTE or visit the Advanced Metro Trip Planner at www.mta.net.

DISCOUNTS

Individual Discounts

A special fee of \$235 per course is available to individuals who enroll/reserve in two or more seminars (with the exception of the NEPA Workshop) no later than two weeks prior to the first course being taken.

Group Discounts

Groups of three or more people from the same organization who enroll in any one of the seminars (with the exception of the NEPA Workshop) may do so for \$235 per person no later than two weeks prior to that seminar.

All registrations for individual and group discounts must be submitted at the same time and fees paid with one check, credit card, or purchase order.

Joanne Freilich Scholarship Fund

UCLA Extension, with the generous support of the California Planning Roundtable and individual donors, has established the Joanne Freilich Scholarship Fund. This enables recipients to attend public policy courses with full scholarships. Eligible recipients include new professionals who are within one year of their graduation date from a planning and policy program, those who are ready to graduate, and individuals employed by nonprofit organizations in a relevant field. This fund was created in memory of Joanne Freilich, AICP, the former director of UCLA Extension's Public Policy Program. To apply, call (310) 825-7885.

ENROLLMENT

Online: Point your web browser to uclaextension.edu for full information about our courses. Click on "**Quick Enroll**" and enter Reg#. Complete the online enrollment form for secure registration.

Mail: Use attached form. For additional enrollments, use photocopy or separate sheet giving all information requested on form.

Fax: Send the completed enrollment form with credit card information and authorizing signature to (310) 206-3223.

Phone: Use American Express, Discover, MasterCard, or VISA. Call (310) 825-9971 or (818) 784-7006.

CONFIRMATION/RESERVATION

When enrolling via the mail, **you must allow enough time (approximately two weeks) for your payment to be processed and to receive your enrollment confirmation, as seminars periodically reach full capacity and close.** Please bring your enrollment confirmation with you to the seminar. If you need additional time for your organization to process payment, you may reserve your space by faxing a copy of the enrollment form **plus** either a Purchase Order or Authorization to Bill Organization to (310) 206-3223. For additional questions contact **Gary Hoggatt** at the Public Policy Program office at (310) 825-7885 or e-mail ghoggatt@uclaextension.edu.

REFUND POLICY

Refunds, less a \$30 processing fee, will be granted if received no later than five working days before the course begins. Enrollment may be transferred to another course or individual only before the refund deadline. Please call (310) 825-9971 for more information. Full refund granted if course is canceled or rescheduled.

*MCLE CREDIT PROGRAM

These activities have been approved for Minimum Continuing Legal Education (MCLE) credit by the State Bar of California for credit hours stated above. UCLA Extension is a State Bar of California-approved MCLE provider.

**CPDP CREDIT

These activities have been approved for Continuing Professional Development Program (CPDP) credit by the American Institute of Certified Planners.

TAX CREDIT

You might be eligible for a tax credit for fees paid at UCLA Extension. For details, see the tax information in the general information section of the quarterly catalog, or visit uclaextension.edu.

FURTHER INFORMATION

Contact **Gary Hoggatt** or **Yumi Hori**, Program Representatives, Public Policy Program, UCLA Extension, 10995 Le Conte Ave., Room 613, Los Angeles, CA 90024-1333; (310) 825-7885.

Registration Form

Fall 2005

(Please Print)

Please check box, fill in correct fee for program(s) desired, and all other information requested below.

- The Subdivision Map Act: An Introduction and 2005 Update**
853 Reg# R5232N Fee: \$275/\$300 Discount Fee: \$235 \$ _____
 3. Not For Credit 4. CEU 5. Do Not Record
- Planning and Zoning: Regulation and Practice**
864 Reg# R5107N Fee: \$275/\$300 Discount Fee: \$235 \$ _____
 3. Not For Credit 4. CEU 5. Do Not Record
- Integrated Watershed Planning and Implementation—
The Art and the Science**
855.1 Reg# R5241N Fee: \$275/\$300 Discount Fee: \$235 \$ _____
 3. Not For Credit 4. CEU 5. Do Not Record
- Two-Day Intensive Workshop on the National Environmental
Policy Act (NEPA): Policies, Procedures, and Practices**
854.1 Reg# R5108N Fee: \$475 \$ _____
 3. Not For Credit 4. CEU 5. Do Not Record

Total Fees \$ _____

*Social Security Number _____

Name (First/Middle/Last) Male Female *Birth Date (Mo/Day/Yr) _____

Position or Title _____

Organization _____

Business Address _____

City/State/ZIP _____ Area Code/Daytime Phone _____

E-Mail Address _____

- Check enclosed payable to: The Regents of the University of California
- Purchase Order or Authorization to Bill Organization Enclosed

Charge: _____ - _____ - _____
 American Express
 Discover _____ Mo/Yr
 MasterCard _____ Authorizing Signature _____ Expiration Date
 VISA

Mail to: P.O. Box 24901, Dept. K, UCLA Extension, Los Angeles, CA 90024-0901

In order to assess our community outreach efforts, we ask our students to complete the following information. Providing this information is voluntary. It is requested for statistical purposes only.

- Asian/Pacific Islander Caucasian Native American /Alaska Native
- Black/African American Hispanic/Latino/Chicano Other _____
- Decline to State

* Your Social Security number (SSN) is required by federal law to enable filing of information returns to the Internal Revenue Service. Providing SSN is otherwise voluntary, as is date of birth. They are used only to verify your identity for accurate record keeping. (See "Privacy Notification" inside current UCLA Extension quarterly catalog.)

In accordance with applicable Federal laws and University policy, the University of California does not discriminate in any of its policies, procedures, or practices on the basis of race, color, national origin, sex, sexual orientation, age, or disability. Inquiries regarding the University's equal opportunity policies may be directed to Office of Registrar, UCLA Extension, Suite 214, 10995 Le Conte Ave., Westwood; Voice/TDD: (310) 825-8845. For information on services for students with disabilities, or questions about accessibility, please call (310) 825-7851 (voice or TTY). ♿

To ensure accuracy,
please attach your
business card here.



UCLA Extension

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uclaextension.edu/publicpolicy

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